

*United States v. Quicken Loans Inc.***United States' Report Pursuant to Court's Order of May 26, 2017 (ECF No. 44)**

Loans Supporting United States' Claims in this Matter and Violations of Appraisal-Related Guidelines or Rules With Citations

(unless otherwise noted, citations to authorities are to authorities as they existed on the date that each loan was assigned an FHA case number)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-5780266	1	The lender requested a value appeal that included an increase in the appraised value of \$12,000, or an increase of ~13.3%. The lender's Loan Journal Notes identifies the request is the result of alternate data not presented in the original FHA Appraisal Report. The Loan Journal Notes specifically state the following: "Value Appeal Ordered - Comments: Requested 12K increase (to 102K) using sales from the 102K appraisal." The relied upon Appraisal Report was altered and the appraised value increased by \$12,000, or the full amount requested by the lender. The relied upon Appraisal Report includes two sales not previously identified that match two sales in a Conventional Loan Appraisal Report. The Final FHA Appraisal Report provides no explanation for the substitution of these sales for the comparable sales previously utilized. The Final FHA Appraisal Report provides no reason that the new sales were not previously used.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
011-5780266	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-5780266	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-5780266	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

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011-5780266	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
011-5780266	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-5780266	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
011-5780266	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
011-5780266	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-5780266	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-5780266	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-5791955	1	The lender requested a value appeal that included an increase in the final opinion of value. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		

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011-5791955	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-5791955	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-5791955	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-5791955	5	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-5791955	6	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-5806471	1	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
011-5806471	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

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011-5806471	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-5806471	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-5806471	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-5806471	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-5806471	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
011-5806471	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

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011-5806471	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
011-5806471	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
011-5806471	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-5806471	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-6068939	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
011-6068939	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
011-6068939	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-6068939	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-6068939	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-6068939	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
011-6068939	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-6068939	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-6068939	9	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
011-6068939	10	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-6068939	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
011-6068939	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
011-6068939	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-6068939	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-6068939	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-6068939	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
011-6068939	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-6836831	1	The lender requested a value appeal that included an unspecified increase in the final opinion of value. The Loan Journal Notes identify the following reason for prompting the value appeal: (5/24/2010) "Outstanding Appraised value lower than estimated, client now bringing in over \$2,500 to close with no assets showing." and (5/27/10) "Made changes to the loan, SA to Review the value is not justified. he is sending me several comps and we are going to do a value appeal." and (6/2/10) "Made changes to the loan, SA to Review the value is not justified. he is sending me several comps and we are going to do a value appeal." The relied upon Appraisal Report identifies no change in the final opinion of value and indicates the one sale provided was considered but not used due to the area transitioning from residential to commercial.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28		
011-6836831	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-6836831	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-6836831	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
011-6836831	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-6836831	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
011-6836831	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
011-6836831	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
011-6836831	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
011-6836831	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
011-6836831	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-6836831	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
011-7080131	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-7080131	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
011-7080131	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
011-7080131	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
011-7080131	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-7080131	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
011-7080131	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
011-7080131	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
011-7080131	9	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-7080131	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
011-7080131	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
011-7080131	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
011-7080131	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
011-7080131	14	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
022-2101753	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
022-2101753	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
022-2101753	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
022-2101753	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
022-2101753	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
022-2101753	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
022-2101753	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
022-2101753	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
022-2101753	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
022-2101753	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
022-2101753	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
022-2101753	12	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
022-2101753	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
022-2101753	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
023-3055341	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
023-3055341	2	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
023-3055341	3	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
023-3055341	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
023-3055341	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
023-3055341	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
023-3055341	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
023-3055341	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
023-3055341	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
023-3055341	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
023-3055341	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
023-3055341	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
023-3526718	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
023-3526718	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
023-3526718	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
023-3526718	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
023-3526718	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
023-3526718	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
023-3526718	7	The Appraisal Report identifies below-grade area(s) in the above-grade GLA without explanation.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.A., 3-3.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-21 to 23, D-26 to 27
023-3526718	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
023-3526718	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
023-3526718	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
023-3526718	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
023-3526718	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
023-3526718	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
023-3526718	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
023-3526718	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
023-3526718	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
023-3526718	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
023-3526718	18	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
023-3526718	19	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
031-3563811	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3563811	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3563811	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
031-3563811	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
031-3563811	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3563811	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3563811	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3563811	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3563811	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
031-3563811	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3563811	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3563811	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
031-3570544	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3570544	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3570544	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

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031-3570544	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
031-3570544	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3570544	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3570544	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3570544	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3570544	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3570544	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3570544	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3570544	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3570544	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3573563	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3573563	2	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3573563	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3573563	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

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031-3573563	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3573563	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
031-3573563	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3573563	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3573563	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3573563	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3573563	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3573563	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3573563	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3638369	1	The lender requested a value appeal that included an increase in the appraised value of \$20,000, or an increase of ~9.8%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$10,000, or a ~4.9% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
031-3638369	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3638369	3	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a resale (relocation) sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.7.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3638369	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
031-3638369	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3638369	6	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3638369	7	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3677543	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3677543	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
031-3677543	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
031-3677543	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3677543	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3677543	6	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3677543	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3677543	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3677543	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3677543	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3677543	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
031-3677543	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3677543	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3677543	14	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3677543	15	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
031-3722041	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~3.6%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or the full amount requested by the lender. The Original Appraisal Report opinion of value was \$140,000 and the Final Appraisal Report opinion of value is \$145,000. The comparable sales in both reports identify an adjusted range between \$138,698 and \$141,760. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
031-3722041	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3722041	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3722041	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3722041	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3722041	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
031-3722041	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3722041	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
031-3722041	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3722041	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3722041	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3722041	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3722041	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3722041	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3722041	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3722041	16	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3761199	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3761199	2	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
031-3761199	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3761199	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
031-3761199	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3761199	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3761199	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
031-3761199	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3761199	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3761199	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3761199	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3761199	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3761199	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3761199	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
031-3907177	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3907177	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3907177	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3907177	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3907177	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3907177	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
031-3907177	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
031-3907177	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3907177	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3907177	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
031-3907177	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
031-3914076	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3914076	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
031-3914076	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
031-3914076	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
031-3914076	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3914076	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
031-3914076	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3914076	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3914076	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3914076	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3914076	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3914076	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
031-3999246	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3999246	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
031-3999246	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3999246	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
031-3999246	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
031-3999246	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
031-3999246	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
031-3999246	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3999246	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
031-3999246	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
031-3999246	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
031-3999246	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
042-9058952	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
042-9058952	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-D-81, D-82
042-9058952	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98
042-9058952	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2005-02 (Dated 1/4/05)
042-9058952	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
042-9058952	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
042-9058952	7	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0, 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-81, 84, 86 to 90
042-9058952	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
042-9058952	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95 to 96; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
042-9058952	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93 to 94
042-9058952	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
042-9058952	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
042-9058952	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
042-9058952	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93, 94; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
048-4699438	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
048-4699438	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
048-4699438	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
048-4699438	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
048-4699438	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
048-4699438	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
048-4699438	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
048-4699438	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
048-4699438	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
048-4699438	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
052-4636902	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
052-4636902	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
052-4636902	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
052-4636902	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
052-4636902	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
052-4636902	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
052-4636902	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
052-4636902	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
052-4636902	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
052-4636902	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
052-4636902	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
052-5188976	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
052-5188976	2	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
052-5188976	3	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
052-5188976	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
052-5188976	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
052-5188976	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
052-5188976	7	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
052-5188976	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
052-5188976	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
052-5188976	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
052-5188976	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
052-5188976	12	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
052-5428295	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
052-5428295	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
052-5428295	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
052-5428295	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
052-5428295	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
052-5428295	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
052-5428295	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
052-5428295	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
052-5428295	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
052-5428295	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
052-5428295	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
052-5428295	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
052-5428295	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
061-3615629	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
061-3615629	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
061-3615629	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
061-3615629	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
061-3615629	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
061-3615629	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
061-3615629	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
061-3615629	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
061-3615629	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
061-3615629	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
061-3615629	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
071-1118825	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
071-1118825	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
071-1118825	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
071-1118825	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
071-1118825	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
071-1118825	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
071-1118825	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
071-1118825	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
071-1118825	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a resale (relocation) sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.7.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
071-1118825	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
071-1118825	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
071-1118825	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
071-1118825	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
071-1132521	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
071-1132521	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
071-1132521	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
071-1132521	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
071-1132521	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
071-1132521	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
071-1132521	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
071-1132521	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
071-1132521	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
071-1132521	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
071-1132521	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
071-1132521	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
071-1132521	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
071-1132521	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
071-1132521	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
071-1132521	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
071-1132521	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
081-0917869	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
081-0917869	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
081-0917869	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
081-0917869	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
081-0917869	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
081-0917869	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
081-0917869	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
081-0917869	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
081-0917869	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
081-0917869	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
081-0917869	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
081-0917869	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
081-0917869	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
081-0917869	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
081-0917869	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
081-0917869	16	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
081-0917869	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
081-0917869	18	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
081-0917869	19	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
091-4366812	1	The lender requested a value appeal that included an increase in the appraised value of \$4,000, or an increase of ~2.9%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$4,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
091-4366812	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
091-4366812	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
091-4366812	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
091-4366812	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
091-4366812	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
091-4366812	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
091-4366812	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
091-4366812	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
091-4366812	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
091-4366812	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
091-4366812	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
091-4366812	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
091-4486541	1	The lender requested a value appeal that included an increase in the appraised value of \$8,000, or an increase of ~3.8%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
091-4486541	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
091-4486541	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
091-4486541	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
091-4486541	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
091-4486541	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
091-4486541	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
091-4486541	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
091-4486541	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
091-4486541	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
091-4486541	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
091-4486541	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
091-4486541	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
091-4486541	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
091-4486541	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6277786	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~5.6%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,000, or a ~3.3% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
093-6277786	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
093-6277786	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84
093-6277786	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
093-6277786	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07)
093-6277786	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
093-6277786	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
093-6277786	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2, ch. 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-86, D-90 to 93
093-6277786	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
093-6277786	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
093-6277786	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6277786	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93, 94; Mortgagee Letter 2006-14 (Dated 6/8/06)
093-6433315	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
093-6433315	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
093-6433315	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
093-6433315	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
093-6433315	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
093-6433315	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
093-6433315	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
093-6433315	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6433315	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
093-6433315	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
093-6433315	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6624367	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
093-6624367	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
093-6624367	3	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
093-6624367	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
093-6624367	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
093-6624367	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
093-6624367	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
093-6624367	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6624367	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
093-6624367	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
095-0873258	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
095-0873258	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
095-0873258	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
095-0873258	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
095-0873258	5	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
095-0873258	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
095-0873258	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
095-0873258	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
095-0873258	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
095-0873258	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
095-0873258	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
095-0873258	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
095-0873258	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
095-0873258	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
095-0873258	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
095-0873258	16	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
095-1511128	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
095-1511128	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
095-1511128	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
095-1511128	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
095-1511128	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
095-1511128	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
095-1511128	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
095-1511128	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
095-1511128	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
095-1511128	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
095-1511128	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
095-1511128	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
095-1511128	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-3458167	1	The lender requested a value appeal that included an increase in the appraised value of \$1,000, or an increase of ~0.8%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$1,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report. Additionally, the relied upon Appraisal Report indicates a contract price of \$129,000 versus the \$127,750 previously reported and concessions of \$5,150 versus the \$3,900 previously reported. The Appraisal Report provides no explanation for the change in the contract price. The date of contract in both reports is 1/27/2008.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
105-3458167	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-3458167	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-3458167	4	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3458167	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3458167	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3458167	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3458167	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3458167	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3458167	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3458167	11	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
105-3458167	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
105-3458167	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3458167	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3458167	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-3458167	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3497364	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3497364	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
105-3497364	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
105-3497364	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3497364	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3497364	6	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3497364	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3497364	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3497364	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3497364	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
105-3497364	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3497364	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-3497364	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3497364	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-3497364	15	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-3606908	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3606908	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3606908	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3606908	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3606908	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3606908	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
105-3606908	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3606908	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3606908	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3606908	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3606908	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3606908	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3606908	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-3628094	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
105-3628094	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3628094	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3628094	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3628094	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3628094	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3628094	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3628094	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
105-3628094	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3628094	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3628094	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3628094	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3628094	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3628094	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-3628094	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3628094	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3628094	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3668563	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-3668563	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-3668563	3	The Appraisal Report states the Purchase Contract was not analyzed. The effort made to obtain the Purchase Contract is not summarized in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
105-3668563	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
105-3668563	5	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3668563	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3668563	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3668563	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3668563	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3668563	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-3668563	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
105-3668563	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3668563	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3668563	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3668563	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3668563	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3668563	17	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3668563	18	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3849572	1	The lender requested a value appeal that included an increase in the appraised value of \$7,000, or an increase of ~4.7%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
105-3849572	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3849572	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3849572	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-3849572	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3849572	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-3849572	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
105-3849572	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-3849572	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-3849572	10	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-3849572	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-3849572	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3849572	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-3849572	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-4083549	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
105-4083549	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-4083549	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-4083549	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4083549	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-4083549	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-4083549	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-4083549	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-4083549	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-4083549	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4083549	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4083549	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4083549	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-4083549	14	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-4336275	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
105-4336275	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-4336275	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4336275	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-4336275	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-4336275	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-4336275	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
105-4336275	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4336275	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-4336275	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4336275	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-4336275	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-4336275	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4336275	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4336275	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4336275	16	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
105-4407467	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
105-4407467	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4407467	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-4407467	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-4407467	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-4407467	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
105-4407467	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-4407467	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4407467	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
105-4407467	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
105-4407467	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-4407467	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4407467	13	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-4407467	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-4407467	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-4407467	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-4407467	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
105-5454746	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
105-5454746	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5454746	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5454746	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5454746	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
105-5454746	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5454746	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5454746	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5454746	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5454746	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5454746	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5612429	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5612429	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5612429	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5612429	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
105-5612429	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5612429	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5612429	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
105-5612429	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5612429	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5612429	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-5612429	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5612429	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5612429	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5612429	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-5612429	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5612429	16	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5612429	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5612429	18	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5839237	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5839237	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5839237	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5839237	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
105-5839237	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5839237	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5839237	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
105-5839237	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5839237	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5839237	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5839237	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5839237	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5839237	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5839237	14	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-5839237	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-5839237	16	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5839237	17	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5839237	18	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5942900	1	The Appraisal Report identifies an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report. The Appraisal Report does not provide an adequate description of the level of participation by that individual.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
105-5942900	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-5942900	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
105-5942900	4	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
105-5942900	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
105-5942900	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5942900	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5942900	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
105-5942900	9	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
105-5942900	10	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5942900	11	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
105-5942900	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
105-5942900	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
105-5942900	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5942900	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
105-5942900	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
105-5942900	17	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5942900	18	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
105-5942900	19	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
121-2546895	1	The Appraisal Report does identify a listing(s) of the subject property. The relevant characteristics (e.g., price(s), dates(s)) stated in the Appraisal Report are not consistent with data researched (e.g., MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
121-2546895	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
121-2546895	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
121-2546895	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
121-2546895	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
121-2546895	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
121-2546895	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
121-2546895	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
121-2546895	9	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
121-2546895	10	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
121-2682875	1	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
121-2682875	2	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
121-2682875	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
121-2682875	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
121-2682875	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
121-2682875	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
121-2682875	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
121-2682875	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
121-2682875	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
121-2682875	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
121-2682875	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2348277	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2348277	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
132-2348277	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
132-2348277	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
132-2348277	5	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2348277	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2348277	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2348277	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2348277	9	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
132-2348277	10	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
132-2348277	11	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
132-2348277	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2348277	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
132-2348277	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2348277	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2348277	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
132-2348277	17	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
132-2348277	18	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
132-2348277	19	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
132-2348277	20	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2348277	21	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2595664	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2595664	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2595664	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
132-2595664	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
132-2595664	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
132-2595664	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
132-2595664	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
132-2595664	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
132-2595664	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2595664	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2595664	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2624076	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
132-2624076	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2624076	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2624076	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
132-2624076	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2624076	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
132-2624076	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
132-2624076	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
132-2624076	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
132-2624076	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
132-2624076	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
132-2624076	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
132-2624076	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
137-4174749	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
137-4174749	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
137-4174749	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-D-81, D-82
137-4174749	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98
137-4174749	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
137-4174749	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
137-4174749	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07)
137-4174749	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
137-4174749	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
137-4174749	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95; Mortgagee Letter 2005-02 (Dated 1/4/05)
137-4174749	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95 to 96; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
137-4174749	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
137-4174749	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
137-4174749	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
137-4174749	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
137-4174749	16	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
137-5102758	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
137-5102758	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
137-5102758	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
137-5102758	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
137-5102758	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
137-5102758	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
137-5102758	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
137-5102758	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
137-5102758	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
137-5102758	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
137-5102758	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
137-5102758	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
137-5102758	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
151-8489257	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-8489257	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-8489257	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
151-8489257	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
151-8489257	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
151-8489257	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
151-8489257	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
151-8489257	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
151-8489257	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
151-8489257	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
151-8489257	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
151-8489257	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
151-8489257	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
151-8921067	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-8921067	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-8921067	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-8921067	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
151-8921067	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
151-8921067	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
151-8921067	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
151-8921067	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
151-8921067	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
151-8921067	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
151-8921067	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
151-8921067	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
151-8921067	13	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
151-9114298	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
151-9114298	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
151-9114298	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
151-9114298	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
151-9114298	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
151-9114298	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
151-9114298	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
151-9114298	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
151-9114298	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
151-9114298	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
151-9114298	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
156-0174519	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
156-0174519	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
156-0174519	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0174519	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0174519	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0174519	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
156-0174519	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95; Mortgagee Letter 2005-02 (Dated 1/4/05)
156-0174519	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0174519	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0174519	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0416555	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0416555	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0416555	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0416555	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0416555	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0416555	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0416555	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
156-0416555	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
156-0416555	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
156-0416555	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0416555	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
156-0416555	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
156-0416555	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0416555	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0416555	15	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
156-0528055	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
156-0528055	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
156-0528055	3	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0528055	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0528055	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0528055	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0528055	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0528055	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0528055	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0528055	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
156-0528055	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0528055	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0845503	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
156-0845503	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
156-0845503	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
156-0845503	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
156-0845503	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
156-0845503	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0845503	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0845503	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0845503	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0845503	10	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0845503	11	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0845503	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
156-0845503	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
156-0845503	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
156-0845503	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0845503	16	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
156-0845503	17	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
156-0957186	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
156-0957186	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
156-0957186	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
156-0957186	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
156-0957186	5	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0957186	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0957186	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
156-0957186	8	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0957186	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
156-0957186	10	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
156-0957186	11	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0957186	12	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
156-0957186	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
156-0957186	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
156-0957186	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
156-0957186	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
156-0957186	17	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
156-0957186	18	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
156-0957186	19	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
161-2314440	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
161-2314440	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
161-2314440	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
161-2314440	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
161-2314440	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
161-2314440	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
161-2314440	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
161-2314440	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
161-2314440	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2314440	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
161-2314440	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2314440	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2414813	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
161-2414813	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
161-2414813	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
161-2414813	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
161-2414813	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
161-2414813	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
161-2414813	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2414813	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
161-2414813	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2414813	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2414813	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
161-2414813	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
161-2946869	1	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
161-2946869	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
161-2946869	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
161-2946869	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
161-2946869	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
161-2946869	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
161-2946869	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
161-2946869	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
161-2946869	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
161-2946869	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
181-2351559	1	The lender requested a value appeal that included an increase in the appraised value of \$2,000, or an increase of ~1.0%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$2,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
181-2351559	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
181-2351559	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
181-2351559	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
181-2351559	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
181-2351559	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
181-2351559	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
181-2351559	8	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
181-2351559	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
181-2351559	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
181-2351559	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
181-2351559	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
181-2351559	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
181-2676836	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
181-2676836	2	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
181-2676836	3	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
181-2676836	4	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
181-2676836	5	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
181-2676836	6	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
182-0903498	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
182-0903498	2	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
182-0903498	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
182-0903498	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
182-0903498	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
182-0903498	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
182-0903498	7	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
197-3692214	1	The lender requested a value appeal that included an increase in the appraised value of \$8,500, or an increase of ~2.1%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$8,500, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value. The Age adjustment to Comp 2 is increased from \$0 to \$5,000 and the Age adjustment to Comp 4 is increased from \$3,000 to \$8,000 between the two appraisals in the Loan File. There are no comments analyzing the change, or support for the adjustment. The Appraisal Narrative in both reports is the same.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
197-3692214	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
197-3692214	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
197-3692214	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
197-3692214	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
197-3692214	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
197-3692214	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
197-3692214	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
197-3692214	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
201-3794887	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-3794887	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-3794887	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-3794887	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-3794887	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-3794887	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
201-3794887	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
201-3794887	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
201-3794887	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-3794887	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-3794887	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
201-4034247	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
201-4034247	2	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4034247	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4034247	4	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4034247	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4034247	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4034247	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
201-4034247	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4034247	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
201-4034247	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
201-4034247	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
201-4034247	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4034247	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
201-4034247	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
201-4034247	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4034247	16	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4034247	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4034247	18	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4034247	19	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
201-4172456	1	The lender requested a value appeal that included an increase in the appraised value of \$2,000, or an increase of ~1.7%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$2,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for the change in the final opinion of value. The Original Purchase Agreement identifies a purchase price of \$110,000 dated January 19, 2009. The first Appraisal Report identifies a report date of February 5, 2009 and a value opinion of \$115,000. The Loan Journal Notes on February 9, 2009 state, "Value Review Ordered Requested possible \$2,000." The revised Appraisal Report (final report) identifies a report date of February 9, 2009 and an value opinion of \$117,000. There are no changes between the two Appraisal Reports other than the report date and final value opinion. The Purchase Agreement was revised on February 18, 2009 to a purchase price of \$116,600 with the seller paying \$6,600 towards closing costs (net price of \$110,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4172456	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4172456	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4172456	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
201-4172456	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
201-4172456	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4172456	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4172456	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4172456	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4172456	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
201-4172456	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
201-4172456	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4172456	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
201-4172456	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
201-4172456	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4172456	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
201-4172456	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4616841	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4616841	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4616841	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4616841	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
201-4616841	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
201-4616841	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4616841	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
201-4616841	8	The Appraisal Report identifies below-grade area(s) in the above-grade GLA without explanation.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.A., 3-3.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-21 to 23, D-26 to 27
201-4616841	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
201-4616841	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
201-4616841	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
201-4616841	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
201-4616841	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4616841	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
201-4616841	15	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
201-4665052	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4665052	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
201-4665052	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4665052	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
201-4665052	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
201-4665052	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
201-4665052	7	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
201-4665052	8	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
201-4665052	9	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
221-4054255	1	The lender requested a value appeal that included an increase in the appraised value of \$3,000, or an increase of ~3.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,000, or the full amount requested by the lender. Comparable 1 from the original Appraisal Report is substituted with a more recent sale. The adjustment to Comparable 2 for condition changes from -\$5,000 to -\$3,000. The Appraisal Report provides no comments regarding the differences. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
221-4054255	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4054255	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

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221-4054255	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
221-4054255	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
221-4054255	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
221-4054255	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
221-4054255	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4054255	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

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221-4054255	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4054255	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4054255	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4130351	1	The Appraisal Report identifies an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report. The Appraisal Report does not provide an adequate description of the level of participation by that individual.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
221-4130351	2	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
221-4130351	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
221-4130351	4	The Appraisal Report does identify a listing(s) of the subject property. The relevant characteristics (e.g., price(s), dates(s)) stated in the Appraisal Report are not consistent with data researched (e.g., MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
221-4130351	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4130351	6	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
221-4130351	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4130351	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4130351	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
221-4130351	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
221-4130351	11	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
221-4130351	12	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4130351	13	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
221-4130351	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
221-4130351	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
221-4130351	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
221-4130351	17	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
221-4130351	18	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
221-4130351	19	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4130351	20	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4130351	21	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
221-4130351	22	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
221-4314604	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4314604	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4314604	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4314604	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
221-4314604	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
221-4314604	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
221-4314604	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
221-4314604	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4314604	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4314604	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
221-4314604	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4314604	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4497855	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
221-4497855	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
221-4497855	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
221-4497855	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
221-4497855	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4497855	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
221-4497855	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
221-4497855	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
221-4497855	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
221-4497855	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
221-4497855	11	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4497855	12	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
221-4497855	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
221-4497855	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
221-4497855	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
221-4497855	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4497855	17	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
221-4497855	18	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
221-4497855	19	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
221-4497855	20	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
221-4497855	21	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4497855	22	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4497855	23	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
221-4497855	24	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
231-0956088	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
231-0956088	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
231-0956088	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
231-0956088	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
231-0956088	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
231-0956088	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
231-0956088	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
231-0956088	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
231-0956088	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
231-0956088	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
231-0956088	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
231-0956088	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
231-0956088	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
231-0956088	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
231-0956088	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
231-0978547	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
231-0978547	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
231-0978547	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
231-0978547	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
231-0978547	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
231-0978547	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
231-0978547	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
231-0978547	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
231-0978547	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
231-0978547	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
231-0978547	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
231-0978547	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
231-0978547	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
231-0978547	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
231-0978547	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8235766	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
241-8235766	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8235766	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8235766	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8235766	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
241-8235766	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
241-8235766	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8235766	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
241-8235766	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
241-8235766	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
241-8235766	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8235766	12	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
241-8235766	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
241-8235766	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8235766	15	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8321978	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
241-8321978	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8321978	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8321978	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
241-8321978	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
241-8321978	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
241-8321978	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8321978	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
241-8321978	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8321978	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
241-8321978	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8321978	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8321978	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
241-8321978	14	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8486429	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~1.7%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
241-8486429	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8486429	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
241-8486429	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
241-8486429	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
241-8486429	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
241-8486429	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
241-8486429	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
241-8486429	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8486429	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8486429	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
241-8486429	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
261-9285579	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
261-9285579	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

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261-9285579	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9285579	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9285579	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9285579	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
261-9285579	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
261-9285579	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

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261-9285579	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
261-9285579	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
261-9285579	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
261-9285579	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
261-9285579	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9285579	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9306951	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
261-9306951	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9306951	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
261-9306951	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
261-9306951	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
261-9306951	6	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
261-9306951	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9306951	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9306951	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9306951	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9306951	11	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
261-9306951	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
261-9306951	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
261-9306951	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9306951	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
261-9306951	16	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9306951	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9345302	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9345302	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9345302	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9345302	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9345302	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
261-9345302	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9345302	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9345302	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
261-9345302	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
261-9345302	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
261-9345302	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
261-9345302	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9345302	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9346445	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~2.8%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report. The original Appraisal Report submitted commented in the Sales Comparison Approach, "Most weight was placed on comparable #1 due to the similarities in construction, property appeal and location." Comparable 1 identifies an adjusted value of \$178,400. This statement was deleted in the final version of the Appraisal Report. Comparable 1 is located on the same street as the subject. Comparables 2 and 3 are located 2.13 and 1.95 miles away respectively.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
261-9346445	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9346445	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9346445	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9346445	5	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9346445	6	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9346445	7	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9346445	8	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
261-9383556	1	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
261-9383556	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9383556	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
261-9383556	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
261-9383556	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9383556	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
261-9383556	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
261-9383556	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9383556	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9383556	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
261-9383556	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
261-9383556	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9383556	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
261-9383556	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9383556	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9690616	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
261-9690616	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
261-9690616	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
261-9690616	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
261-9690616	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9690616	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
261-9690616	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
261-9690616	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
261-9690616	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
261-9690616	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent percentage adjustments for differences in market conditions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9690616	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
261-9690616	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
261-9690616	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9690616	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
261-9690616	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1770468	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
262-1770468	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
262-1770468	3	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
262-1770468	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
262-1770468	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
262-1770468	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1770468	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
262-1770468	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
262-1770468	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1770468	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1770468	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
262-1828732	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
262-1828732	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
262-1828732	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
262-1828732	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
262-1828732	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
262-1828732	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
262-1828732	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
262-1828732	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1828732	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
262-1828732	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
262-1828732	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4110755	1	The Appraiser's Certification is not signed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-1.A.2.
263-4110755	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4110755	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
263-4110755	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4110755	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
263-4110755	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4110755	7	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4110755	8	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4124941	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4124941	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
263-4124941	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
263-4124941	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
263-4124941	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
263-4124941	6	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
263-4124941	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4124941	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4124941	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4124941	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
263-4124941	11	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4124941	12	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4124941	13	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
263-4124941	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
263-4124941	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4124941	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4124941	17	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4124941	18	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4124941	19	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4124941	20	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4124941	21	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
263-4500564	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4500564	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4500564	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4500564	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4500564	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
263-4500564	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
263-4500564	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
263-4500564	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4500564	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
263-4500564	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
263-4500564	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4500564	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4500564	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
263-4500564	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4500564	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4500564	16	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4500564	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4500564	18	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
263-4557240	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4557240	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4557240	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4557240	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4557240	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4557240	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4557240	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
263-4557240	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
263-4557240	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4557240	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4557240	11	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4557240	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4557240	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4557240	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4557240	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4627081	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
263-4627081	2	The Appraisal Report does identify a listing(s) of the subject property. The relevant characteristics (e.g., price(s), dates(s)) stated in the Appraisal Report are not consistent with data researched (e.g., MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
263-4627081	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4627081	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
263-4627081	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
263-4627081	6	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
263-4627081	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4627081	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4627081	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4627081	10	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4627081	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
263-4627081	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
263-4627081	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4627081	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4627081	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4627081	16	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4627081	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4682768	1	The lender requested a value appeal that included an increase in the final opinion of value. The lender provided an alternate sale to the Appraiser for consideration of increasing the value. The Appraisal Report comments indicate the sale provided by the lender is not comparable to the subject due to size and updating. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28		
263-4682768	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
263-4682768	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
263-4682768	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
263-4682768	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4682768	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
263-4682768	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4682768	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4682768	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
263-4682768	10	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
263-4682768	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
263-4682768	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
263-4682768	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
263-4682768	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0014193	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
264-0014193	2	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
264-0014193	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
264-0014193	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
264-0014193	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
264-0014193	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0014193	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0014193	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0014193	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0014193	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
264-0014193	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
264-0014193	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
264-0014193	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
264-0068110	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0068110	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
264-0068110	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
264-0068110	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
264-0068110	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
264-0068110	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
264-0068110	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
264-0068110	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0068110	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
264-0068110	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
264-0068110	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
264-0068110	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
264-0068110	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
264-0068110	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
264-0068110	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0068110	16	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
264-0309702	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
264-0309702	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
264-0309702	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
264-0309702	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
264-0309702	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
264-0309702	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
264-0309702	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0309702	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
264-0309702	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0309702	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0309702	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0309702	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
264-0309702	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
264-0309702	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

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264-0309702	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0309702	16	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0309702	17	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
264-0309702	18	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
264-0330935	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
264-0330935	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
264-0330935	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-D-81, D-82
264-0330935	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98

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264-0330935	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2005-02 (Dated 1/4/05)
264-0330935	6	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2005-02 (Dated 1/4/05)
264-0330935	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
264-0330935	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84
264-0330935	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
264-0330935	10	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2, ch. 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-86, D-90 to 93

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0330935	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95 to 96; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0330935	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98
264-0330935	13	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
264-0330935	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
264-0330935	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0330935	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0836703	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
264-0836703	2	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
264-0836703	3	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
264-0836703	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0836703	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
264-0836703	6	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
271-9416460	1	The lender requested a value appeal that included an increase in the final opinion of value, as stated on 12/21/07 in the Loan Journal Notes: "Value Appeal Ordered for 136-141k". Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report, which is prior to the Loan Journal Note. The Original Appraisal Report is completed "as-is" and the Final Appraisal Report is completed "subject-to" completion of a repair estimated to cost \$500 (defective paint). The Original Appraisal Report does not provide any analysis of the required repair (i.e. the Report does not factor the cost-to-cure). There is no documentation in the loan file that identifies the defective paint repairs have been made.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
271-9416460	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
271-9416460	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
271-9416460	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
271-9416460	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
271-9416460	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
271-9416460	7	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
271-9554301	1	The lender requested a value appeal that included an increase in the appraised value of \$5,500, or an increase of ~3.2%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,000, or a ~1.7% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value. The relied upon Appraisal Report presents two additional comparables not provided in the prior Appraisal Report including a new sale and a new listing. The Appraisal Report does not explain the use of alternate data presented in the relied upon Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
271-9554301	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
271-9554301	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
271-9554301	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
271-9554301	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
271-9554301	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
271-9554301	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
271-9554301	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
271-9554301	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
271-9554301	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
277-0610012	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
277-0610012	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
277-0610012	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
277-0610012	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-0610012	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
277-0610012	6	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
277-0610012	7	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
277-0610012	8	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
277-0610012	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
277-0610012	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
277-0610012	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-0610012	12	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
277-0610012	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
277-0610012	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0610012	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0610012	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0610012	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0869502	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
277-0869502	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-0869502	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
277-0869502	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
277-0869502	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
277-0869502	6	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
277-0869502	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
277-0869502	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-0869502	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
277-0869502	10	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
277-0869502	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
277-0869502	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0869502	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-0869502	14	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-1056622	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-1056622	2	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
277-1056622	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
277-1056622	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
277-1056622	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
277-1056622	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
277-1056622	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-1056622	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
277-1056622	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
277-1056622	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
277-1056622	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
277-1056622	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
281-3327582	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3327582	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3327582	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3327582	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3327582	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3327582	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
281-3327582	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
281-3327582	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3327582	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
281-3327582	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3429453	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3429453	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3429453	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3429453	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3429453	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3429453	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3429453	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3429453	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3429453	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
281-3429453	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
281-3429453	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3429453	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
281-3429453	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
281-3429453	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3429453	15	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3429453	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3471643	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3471643	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3471643	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3471643	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3471643	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3471643	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
281-3471643	7	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3471643	8	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3471643	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3471643	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3544179	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
281-3544179	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
281-3544179	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3544179	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3544179	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
281-3544179	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
281-3544179	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
281-3544179	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3544179	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3544179	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3564716	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3564716	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
281-3564716	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3564716	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
281-3564716	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
281-3564716	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
281-3564716	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
281-3564716	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
281-3564716	9	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3699098	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
291-3699098	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3699098	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3699098	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3699098	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3699098	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3699098	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
291-3699098	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
291-3699098	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3699098	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
291-3699098	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-3699098	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3699098	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-3699098	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-3699098	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3699098	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3823441	1	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
291-3823441	2	The lender requested a value appeal that included an increase in the appraised value of \$3,000, or an increase of ~2.9%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
291-3823441	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3823441	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3823441	5	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-15, D-18, D-36 to 37
291-3823441	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3823441	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3823441	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-3823441	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3823441	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3823441	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3823441	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3823441	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
291-3827329	1	The lender requested a value appeal that included an increase in the appraised value of between \$5,000 and \$8,000, or an increase of ~4.8% to ~7.6%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value. According to the Loan Journal Notes, the Appraiser responded to the lenders request as follows: "I am sorry but after reviewing comps again this is as high as we can get this smaller home in Windsor."	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
291-3827329	2	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
291-3827329	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3827329	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3827329	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
291-3827329	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3827329	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3827329	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
291-3827329	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
291-3827329	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3827329	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-3827329	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-3827329	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3827329	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3857655	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3857655	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3857655	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-3857655	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3857655	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
291-3857655	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
291-3857655	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3857655	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-3857655	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
291-3857655	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-3857655	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-3857655	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-3857655	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-3857655	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
291-4062053	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
291-4062053	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
291-4062053	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
291-4062053	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
291-4062053	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4062053	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4062053	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4062053	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4062053	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4062053	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4062053	11	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4062053	12	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
291-4062053	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4062053	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-4062053	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-4062053	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-4062053	17	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-4062053	18	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4062053	19	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4125097	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4125097	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4125097	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4125097	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4125097	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4125097	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
291-4125097	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
291-4125097	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-4125097	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4125097	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4264004	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
291-4264004	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
291-4264004	3	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4264004	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4264004	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4264004	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4264004	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4264004	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4264004	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
291-4264004	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

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291-4264004	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4264004	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-4264004	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4264004	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
291-4314799	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
291-4314799	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4314799	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
291-4314799	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

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291-4314799	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4314799	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
291-4314799	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4314799	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
291-4314799	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
291-4314799	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
291-4314799	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-4314799	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
291-4314799	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
291-4314799	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
292-5287097	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
292-5287097	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
292-5287097	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
292-5287097	4	The Appraisal Report did not identify that the subject neighborhood is located in a mandatory homeowners' association or community special assessment district based on data researched (e.g. aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-15, D-18

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292-5287097	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
292-5287097	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
292-5287097	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
292-5287097	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
292-5287097	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
292-5287097	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
292-5287097	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
292-5287097	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
292-5287097	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
292-5287097	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
292-5287097	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
292-5287097	16	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
311-1917311	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
311-1917311	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
311-1917311	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
311-1917311	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
311-1917311	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
311-1917311	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
311-1917311	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
311-1917311	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
311-1917311	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
311-1917311	10	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
311-1917311	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
311-1917311	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
311-1917311	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
311-1917311	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
311-1917311	15	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
311-1986687	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
311-1986687	2	The lender requested a value appeal that included an increase in the appraised value of \$4,000, or an increase of ~1.9%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,600, or a ~1.7% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
311-1986687	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
311-1986687	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
311-1986687	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
311-1986687	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
311-1986687	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
311-1986687	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
311-1986687	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
311-1986687	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
311-1986687	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
311-1986687	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
311-1986687	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
321-2494059	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~4.0%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
321-2494059	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
321-2494059	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
321-2494059	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
321-2494059	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
321-2494059	6	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
321-2494059	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
321-2494059	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
321-2494059	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
321-2494059	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
332-4520970	1	The lender requested a value appeal that included an increase in the appraised value of \$15,000, or an increase of ~5.4%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$10,000, or a ~3.6% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
332-4520970	2	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
332-4520970	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
332-4520970	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
332-4520970	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
332-4520970	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
332-4520970	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
332-4520970	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
332-4520970	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
332-4520970	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
332-4520970	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
332-4520970	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
332-4520970	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
332-4520970	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
351-5031207	1	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
351-5031207	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
351-5031207	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
351-5031207	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
351-5031207	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
351-5031207	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
351-5031207	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
351-5031207	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
351-5031207	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
351-5031207	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
351-5031207	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
351-5031207	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
352-5609406	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
352-5609406	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
352-5609406	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
352-5609406	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-5609406	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
352-5609406	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
352-5609406	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
352-5609406	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
352-5609406	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
352-5609406	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
352-5609406	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
352-6175544	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-6175544	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
352-6175544	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
352-6175544	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
352-6175544	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
352-6175544	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
352-6175544	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-6175544	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
352-6175544	9	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
352-6175544	10	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
352-6175544	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
352-6175544	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
352-6175544	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
352-6175544	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-6175544	15	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
352-6175544	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
352-6175544	17	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
352-6175544	18	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
352-6402897	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
352-6402897	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
352-6402897	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98
352-6402897	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-6402897	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
352-6402897	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84
352-6402897	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
352-6402897	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
352-6402897	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
352-6402897	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
352-6402897	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
352-6402897	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
361-3142303	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3142303	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3142303	3	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
361-3142303	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
361-3142303	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3142303	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3142303	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
361-3142303	8	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
361-3142303	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3142303	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3177751	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3177751	2	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3177751	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3177751	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3177751	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
361-3177751	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3177751	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
361-3177751	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3177751	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3177751	10	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3219961	1	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~2.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
361-3219961	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3219961	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3219961	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3219961	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3219961	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
361-3219961	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3219961	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
361-3219961	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
361-3219961	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3219961	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3296042	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3296042	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
361-3296042	3	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3296042	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
361-3296042	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
361-3296042	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
361-3296042	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
361-3296042	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
361-3296042	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3296042	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3296042	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3296042	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
361-3702091	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3702091	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
361-3702091	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
361-3702091	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
361-3702091	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
361-3702091	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
361-3702091	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
371-3903273	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-3903273	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-3903273	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-3903273	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
371-3903273	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-3903273	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-3903273	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-3903273	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
371-3903273	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-3903273	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
371-3903273	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-3935299	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-3935299	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
371-3935299	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
371-3935299	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
371-3935299	5	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
371-3935299	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-3935299	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-3935299	8	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-3935299	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
371-3935299	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
371-3935299	11	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-3935299	12	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-3935299	13	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
371-3935299	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-3935299	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
371-3935299	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
371-3935299	17	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
371-3935299	18	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-3935299	19	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-3935299	20	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-4077087	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-4077087	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-4077087	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-4077087	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
371-4077087	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
371-4077087	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-4077087	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
371-4077087	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
371-4077087	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-4077087	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
371-4077087	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
371-4553771	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
371-4553771	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
371-4553771	3	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
371-4553771	4	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
371-4553771	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-4553771	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
371-4553771	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-4553771	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
371-4553771	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
371-4553771	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
371-4553771	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
371-4553771	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
371-4553771	13	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
372-3721845	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, Issued date 1/06 p.D-109, D-111
372-3721845	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, Issued date 1/06 p.D-109, D-111
372-3721845	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, Issued date 1/06 p.D-109 to 111
372-3721845	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-109 to 111, p.126Mortgagee Letter 2007-11 (Dated 8/5/07)
372-3721845	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-113 to 121
372-3721845	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
372-3721845	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-125
372-3721845	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-128 to 130; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
372-3721845	9	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-128; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
372-4002823	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
372-4002823	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
372-4002823	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
372-4002823	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
372-4002823	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
372-4002823	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
372-4002823	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
372-4002823	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
372-4002823	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
372-4002823	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
372-4002823	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
372-4002823	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
372-4002823	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
372-4002823	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
374-4956826	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
374-4956826	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
374-4956826	3	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
374-4956826	4	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
374-4956826	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
374-4956826	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
374-4956826	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
374-4956826	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
374-4956826	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
374-4956826	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
374-4956826	11	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8927196	1	Based on data researched, the Lender communicated the desire for a target opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
381-8927196	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-8927196	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-8927196	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-8927196	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-8927196	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-8927196	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
381-8927196	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
381-8927196	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
381-8927196	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
381-8927196	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8927196	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-8927196	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-8927196	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
381-8927196	15	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8927196	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8927196	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8939092	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
381-8939092	2	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
381-8939092	3	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-8939092	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-8939092	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-8939092	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-8939092	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-8939092	8	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-8939092	9	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-8939092	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-8939092	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8939092	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-8939092	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-8939092	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8939092	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-8939092	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-9080545	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9080545	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9080545	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-9080545	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-9080545	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
381-9080545	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9080545	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9080545	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9080545	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
381-9080545	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-9080545	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9080545	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
381-9080545	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-9080545	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-9080545	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
381-9453356	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9453356	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
381-9453356	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
381-9453356	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
381-9453356	5	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9453356	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9453356	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9453356	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9453356	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9453356	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9453356	11	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
381-9453356	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
381-9453356	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
381-9453356	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9453356	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
381-9453356	16	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
381-9453356	17	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
381-9496605	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
381-9496605	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
381-9496605	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
381-9496605	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
381-9496605	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9496605	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
381-9496605	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
381-9496605	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9496605	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9496605	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9496605	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9496605	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
381-9599779	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9599779	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
381-9599779	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
381-9599779	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9599779	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
381-9599779	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9599779	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
381-9599779	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
381-9599779	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
381-9599779	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
381-9599779	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
381-9599779	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9599779	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9599779	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
381-9599779	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
381-9599779	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
381-9599779	17	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
381-9599779	18	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
387-0340189	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
387-0340189	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
387-0340189	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
387-0340189	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
387-0340189	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
387-0340189	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
387-0340189	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
387-0340189	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
387-0340189	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
387-0340189	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
387-0340189	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
387-0340189	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
387-0701366	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
387-0701366	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
387-0701366	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
387-0701366	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
387-0701366	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
387-0701366	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
387-0701366	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
387-0701366	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
387-0701366	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
387-0701366	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
387-0701366	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
387-0701366	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
411-4260717	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
411-4260717	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
411-4260717	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
411-4260717	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
411-4260717	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
411-4260717	6	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
411-4260717	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
411-4260717	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
411-4260717	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
411-4260717	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
411-4260717	11	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
411-4260717	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
411-4260717	13	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
411-4260717	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
411-4260717	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
411-4260717	16	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
412-5668442	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5668442	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5668442	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5668442	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5668442	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
412-5668442	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
412-5668442	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-5668442	8	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5668442	9	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5723033	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5723033	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5723033	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5723033	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5723033	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5723033	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5723033	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
412-5723033	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5723033	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
412-5723033	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-5723033	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5723033	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5744838	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-5744838	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-5744838	3	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-5744838	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5744838	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-5744838	6	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-5744838	7	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5744838	8	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5744838	9	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5744838	10	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5744838	11	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5744838	12	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5744838	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-5744838	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5744838	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5853512	1	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-80, 81
412-5853512	2	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-D-81, D-82
412-5853512	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-D-81, D-82
412-5853512	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5853512	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
412-5853512	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84
412-5853512	7	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0, 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-81, 84, 86 to 90
412-5853512	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5853512	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
412-5853512	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
412-5853512	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5853512	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95 to 96; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
412-5853512	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
412-5853512	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98 to 100; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5853512	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5853512	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5853512	17	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5853512	18	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93, 94; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5874275	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-5874275	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-5874275	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
412-5874275	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-5874275	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-5874275	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5874275	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-5874275	8	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5874275	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5874275	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-5874275	11	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5874275	12	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-5874275	13	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
412-5874275	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5874275	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
412-5874275	16	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
412-5874275	17	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-5874275	18	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5874275	19	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
412-5874275	20	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-5874275	21	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-5874275	22	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-5874275	23	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6044482	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-6044482	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-6044482	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
412-6044482	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-6044482	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6044482	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6044482	7	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6044482	8	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6044482	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6044482	10	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6044482	11	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6044482	12	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
412-6044482	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6044482	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6044482	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
412-6044482	16	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6044482	17	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6044482	18	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6044482	19	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6044482	20	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6069216	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6069216	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6069216	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6069216	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6069216	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6069216	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6069216	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6069216	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6069216	9	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6069216	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6069216	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6069216	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6069216	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
412-6077104	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-6077104	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6077104	3	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6077104	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6077104	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6077104	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6077104	7	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6077104	8	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6077104	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
412-6077104	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6077104	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6077104	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6077104	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6198213	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-6198213	2	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6198213	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
412-6198213	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-6198213	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6198213	6	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6198213	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6198213	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6198213	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6198213	10	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
412-6198213	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
412-6198213	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
412-6198213	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6198213	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6198213	15	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6206571	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
412-6206571	2	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6206571	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
412-6206571	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-6206571	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6206571	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6206571	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
412-6206571	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6206571	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6206571	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6206571	11	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
412-6206571	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6206571	13	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6206571	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6206571	15	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6206571	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
412-6474862	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
412-6474862	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
412-6474862	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
412-6474862	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6474862	5	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6474862	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6474862	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
412-6474862	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
412-6474862	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6474862	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6474862	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
412-6474862	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6474862	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6474862	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6474862	15	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6474862	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6636084	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6636084	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
412-6636084	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
412-6636084	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
412-6636084	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6636084	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
412-6636084	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
412-6636084	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
412-6636084	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

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412-6636084	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
412-6636084	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
412-6636084	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6636084	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
412-6636084	14	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
413-4961540	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
413-4961540	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
413-4961540	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
413-4961540	4	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
413-4961540	5	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
413-4961540	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-4961540	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-4961540	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-4961540	9	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
413-4961540	10	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

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413-4961540	11	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
413-4961540	12	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
413-4961540	13	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
413-4961540	14	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
413-4961540	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
413-4961540	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
413-4961540	17	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
413-4961540	18	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
413-4961540	19	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
413-4961540	20	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
413-4961540	21	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
413-4961540	22	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
413-5247079	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-5247079	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
413-5247079	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
413-5247079	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
413-5247079	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
413-5247079	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
413-5247079	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
413-5247079	8	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
413-5247079	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
413-5247079	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
413-5247079	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
413-5651757	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
413-5651757	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-5651757	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-5651757	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
413-5651757	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
413-5651757	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
413-5651757	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
413-5651757	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
413-5651757	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
413-5651757	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
413-5651757	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
413-5651757	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
421-4346148	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
421-4346148	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
421-4346148	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
421-4346148	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
421-4346148	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
421-4346148	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
421-4346148	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
421-4346148	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
421-4346148	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
421-4346148	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
421-4346148	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
421-4500125	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
421-4500125	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, Issued date 1/06 p.D-109, D-111
421-4500125	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-109 to 111, p.126Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
421-4500125	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-109 to 111, p.126Mortgagee Letter 2007-11 (Dated 8/5/07)
421-4500125	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-111 to 1
421-4500125	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-111 to 1
421-4500125	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-124
421-4500125	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
421-4500125	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
421-4500125	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-125

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421-4500125	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-128; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4499299	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4499299	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4499299	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
431-4499299	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
431-4499299	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
431-4499299	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
431-4499299	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
431-4499299	8	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4499299	9	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4576072	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
431-4576072	2	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
431-4576072	3	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
431-4576072	4	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
431-4576072	5	The Final List Price and Contract Price, including financing data and sales concessions, are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
431-4576072	6	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4576072	7	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4576072	8	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4576072	9	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
431-4576072	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
431-4576072	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
431-4576072	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
431-4576072	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
431-4576072	14	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
431-4576072	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4576072	16	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4576072	17	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
431-4624959	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
431-4624959	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
431-4624959	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
431-4624959	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
431-4624959	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
431-4624959	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
431-4624959	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
431-4624959	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
431-4624959	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4624959	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
431-4624959	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
441-8224022	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
441-8224022	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
441-8224022	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
441-8224022	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8224022	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-8224022	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-8224022	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
441-8224022	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
441-8224022	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8224022	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
441-8224022	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8224022	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8336659	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
441-8336659	2	The Appraisal Report states that an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report and performed the analysis, opinions, and/or conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
441-8336659	3	The lender requested a value appeal that included an increase in the appraised value of \$5,000, or an increase of ~2.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report. The original FHA Appraisal Report identifies the subject and each comparable Design as a "Townhouse" and applies no adjustment. The final FHA Appraisal Report identifies the subject Design as a "End Twnhse" and Comparable 1 through 3 as "Insid Tnhse" and adjusted upward \$10,000. The Appraisal Report does not summarize support for the adjustment, or comment on the difference between the final FHA Appraisal Report and the original submission.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
441-8336659	4	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
441-8336659	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8336659	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
441-8336659	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
441-8336659	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
441-8336659	9	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
441-8336659	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8396203	1	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
441-8396203	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
441-8396203	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8396203	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
441-8396203	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
441-8396203	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-8396203	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-8396203	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
441-8396203	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
441-8396203	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8396203	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8396203	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8396203	13	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8464008	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
441-8464008	2	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
441-8464008	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
441-8464008	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
441-8464008	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-8464008	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
441-8464008	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
441-8464008	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
441-8464008	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8464008	10	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-8464008	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
441-9187973	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-9187973	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
441-9187973	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
441-9187973	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
441-9187973	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-9187973	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
441-9187973	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-9187973	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
441-9187973	9	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
441-9187973	10	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
441-9258926	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
441-9258926	2	The Appraisal Report does not identify a listing(s) of the subject property, which is not consistent with data researched (e.g., MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
441-9258926	3	The reported terms of the Purchase Contract are not consistent with data researched (e.g., loan file, contract, public record, MLS).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
441-9258926	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
441-9258926	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-9258926	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
441-9258926	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
441-9258926	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
441-9258926	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
441-9258926	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
441-9258926	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
441-9258926	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
441-9258926	13	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
442-2870587	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
442-2870587	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
442-2870587	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
442-2870587	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
442-2870587	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
442-2870587	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
442-2870587	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
442-2870587	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
442-2870587	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
442-2870587	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
442-2870587	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
442-2870587	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
442-2870587	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
442-2870587	14	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
442-2870587	15	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
442-2870587	16	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
442-2870587	17	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
442-2870587	18	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
442-3266531	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
442-3266531	2	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
442-3266531	3	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
442-3266531	4	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
442-3266531	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
442-3266531	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
442-3266531	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
442-3266531	8	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
442-3266531	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
442-3266531	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
461-4894296	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
461-4894296	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
461-4894296	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
461-4894296	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
461-4894296	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
461-4894296	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
461-4894296	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
461-4894296	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
461-4894296	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
461-4894296	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
461-4894296	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
461-4894296	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
461-4894296	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
461-5181082	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
461-5181082	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
461-5181082	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
461-5181082	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
461-5181082	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
461-5181082	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
461-5181082	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
461-5181082	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
461-5181082	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
461-5181082	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
461-5181082	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
461-5181082	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
471-1112503	1	The lender requested a value appeal that included an increase in the appraised value of \$2,000, or an increase of ~1.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$2,000, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
471-1112503	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
471-1112503	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
471-1112503	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
471-1112503	5	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
471-1112503	6	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
471-1112503	7	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
471-1112503	8	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
471-1112503	9	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
471-1112503	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
471-1112503	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
471-1112503	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
471-1112503	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
471-1112503	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
471-1112503	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
471-1209744	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
471-1209744	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
471-1209744	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
471-1209744	4	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
471-1209744	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
471-1209744	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
471-1209744	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
471-1209744	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
481-2681499	1	The lender requested a value appeal that included an increase in the appraised value of \$10,000, or an increase of ~8.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or a ~4.2% difference. The relied upon Appraisal Report identifies the "lot value, and the carport, porch and deck values may have been slightly low." The Appraisal Report identifies no differences in the adjustments in the Sales Comparison Approach and concludes a value indication by the Sales Comparison Approach \$5,000 greater the previously stated. The Appraisal Report Cost Approach identifies a new opinion of site value, new porch/deck replacement cost, and a new carport replacement cost. The Cost Approach value indication changed from \$121,487 to \$126,815. The Appraisal Report provides no documented support for the changes to the Cost Approach figures. The adjusted comparable sales range from \$104,100 to \$150,300.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
481-2681499	2	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
481-2681499	3	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
481-2681499	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
481-2681499	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
481-2681499	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
481-2681499	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not verifying a sale through a party with first-hand knowledge of the transaction.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
481-2681499	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
481-2681499	9	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
481-2681499	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
481-2681499	11	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
481-2681499	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
481-2681499	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
481-2799846	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
481-2799846	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
481-2799846	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
481-2799846	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
481-2799846	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
481-2799846	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
481-2799846	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
481-2799846	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
481-2799846	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
481-2799846	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
481-2799846	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
481-2799846	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
481-2799846	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
481-2799846	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
481-2799846	15	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
482-3882983	1	The Appraiser(s) who signed the Appraisal Report is not geographically located in the subject's market area based on data researched (e.g., mapping services, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4000.4, REV-1, CHG-2, (Dated 9/88) ch. 4-2.C.; see also 4155.2 (Change Date 2/22/2010) ch. 4.1.j and Mortgagee Letter 2009-28 (Dated 9/18/09)
482-3882983	2	The Appraisal Report identifies an individual (i.e., non-FHA Registered appraiser) who did not sign the certification, participated in the completion of the Appraisal Report. The Appraisal Report does not provide an adequate description of the level of participation by that individual.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
482-3882983	3	The lender requested a value appeal that included an increase in the appraised value of \$2,500, or an increase of ~1.4%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$2,500, or the full amount requested by the lender. The relied upon Appraisal Report identifies no reason for changing the final opinion of value. The Value Appeal occurred prior to the loan being converted to an FHA loan.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
482-3882983	4	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12
482-3882983	5	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
482-3882983	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
482-3882983	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
482-3882983	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
482-3882983	9	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
482-3882983	10	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
482-3882983	11	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
482-3882983	12	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
482-3882983	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
482-3882983	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a distressed sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.6. to 8.
482-3882983	15	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
482-3882983	16	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
482-3882983	17	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
482-3931381	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
482-3931381	2	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
482-3931381	3	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
482-3931381	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31 to 32
482-3931381	5	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
482-3931381	6	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
483-4374199	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
483-4374199	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
483-4374199	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
483-4374199	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
483-4374199	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
483-4374199	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
483-4374199	7	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
483-4374199	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
483-4374199	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
483-4374199	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
483-4374199	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
483-4374199	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
483-4509014	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
483-4509014	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
483-4509014	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
483-4509014	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
483-4509014	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
483-4509014	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
483-4509014	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
483-4509014	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2, ch. 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-86, D-90 to 93

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
483-4509014	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-94 to 95
483-4509014	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for a prior sale(s) of a comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93 to 94
483-4509014	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
483-4509014	12	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
491-9495016	1	The lender requested a value appeal that included an increase in the appraised value of \$2,500, or an increase of ~1.6%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$3,000, or a ~1.9% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value and does not revise the date of the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
491-9495016	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
491-9495016	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
491-9495016	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
491-9495016	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
491-9495016	6	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
491-9495016	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
491-9495016	8	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
491-9495016	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

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491-9495016	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
491-9495016	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
491-9551849	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
491-9551849	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
491-9551849	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
491-9551849	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
491-9551849	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
491-9551849	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
491-9551849	7	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
491-9551849	8	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
491-9551849	9	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
493-8890490	1	The Appraisal Report does identify a listing(s) of the subject property. The relevant characteristics (e.g., price(s), dates(s)) stated in the Appraisal Report are not consistent with data researched (e.g., MLS).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
493-8890490	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
493-8890490	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
493-8890490	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
493-8890490	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
493-8890490	6	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
493-8890490	7	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
493-8890490	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
493-8890490	9	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
493-8890490	10	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
493-8890490	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not adjusting the concession(s) of a comparable for the amount reported (e.g., reporting \$5,000 and adjusting downward \$2,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8, 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
493-8890490	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
493-8890490	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
493-8890490	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
493-8890490	15	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
493-9267481	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
493-9267481	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
493-9267481	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
493-9267481	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
493-9267481	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
493-9267481	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
493-9267481	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
493-9267481	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
493-9267481	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
493-9267481	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
493-9267481	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
493-9267481	12	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
493-9267481	13	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
493-9267481	14	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
493-9267481	15	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
493-9537759	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
493-9537759	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
493-9537759	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
493-9537759	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
493-9537759	5	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
493-9537759	6	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
521-7601685	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
521-7601685	2	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
521-7601685	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
521-7601685	4	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2008-09 (Dated 4/1/08); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
521-7601685	5	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
521-7601685	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
521-7601685	7	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
521-7601685	8	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
521-7601685	9	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0280149	1	Based on data researched, a relevant difference(s) exists between a prior Appraisal Report and the Appraisal Report used in the loan decision. The same Appraiser completed both Reports. There is no explanation or analysis provided to support the difference(s) in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
531-0280149	2	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report provides an additional comparable(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
531-0280149	3	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
531-0280149	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
531-0280149	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
531-0280149	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
531-0280149	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
531-0280149	8	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
531-0280149	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
531-0280149	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0280149	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
531-0280149	12	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0280149	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0280149	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
531-0296575	1	The Appraisal Report does not define the neighborhood boundaries by physical features or well defined natural barriers.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
531-0296575	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
531-0296575	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
531-0296575	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
531-0296575	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
531-0296575	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
531-0296575	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
531-0296575	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0296575	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
531-0296575	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0296575	11	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
531-0296575	12	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
541-7707447	1	There is no documentation in the FHA Appraisal Report that identifies an FHA compliant inspection occurred by the Appraiser.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 1-1, 1-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-12

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
541-7707447	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
541-7707447	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
541-7707447	4	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
541-7707447	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
541-7707447	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
541-7707447	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
541-7707447	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 25% gross of the sales price of comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31

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541-7897755	1	The lender requested a value appeal that included an increase in the appraised value of \$1,000, or an increase of ~0.4%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The Loan Journal Notes (QLFHA00040876) identify a response from the Appraiser indicating the following: "I have been asked to increase the value \$1,000. Unfortunately, the definition of value is the most probable selling price and not the highest possible price. There is only one sale that would suggest a higher value and that is sale #1. Sale #1, being the least similar, was given the least amount of weight and consideration. Two additional sales and a listing support the original opinion of \$240,000. Therefore, the value of \$240,000 stands." The comment identified in the Loan Journal Notes is not in either of the two copies of the Appraisal Reports found in the Loan File.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
541-7897755	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
541-7897755	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
541-7897755	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
541-7897755	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
541-7897755	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
541-7897755	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
541-7897755	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
541-7897755	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
541-7897755	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
541-8125181	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
541-8125181	2	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-15, D-18, D-36 to 37

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
541-8125181	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
541-8125181	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
541-8125181	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
541-8125181	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
541-8125181	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
541-8125181	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
541-8125181	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
541-8125181	10	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
541-8125181	11	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
541-8125181	12	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
541-8125181	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
548-4728792	1	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the relevant characteristics of the subject listing(s) (e.g., price(s), dates(s)).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
548-4728792	2	The Appraisal Report does identify a listing(s) of the subject property. The Appraisal Report does not summarize the analysis of the subject listing(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-14, 15
548-4728792	3	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16

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548-4728792	4	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
548-4728792	5	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
548-4728792	6	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
548-4728792	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
548-4728792	8	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
548-4728792	9	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
548-4728792	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the lack of comparable neighborhood/market data within the immediate market area.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.1., 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7, D-28
548-4728792	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
548-4728792	12	The Appraisal Report does not adjust the comparable(s) in the appropriate direction (e.g., a superior characteristic is adjusted upward, instead of downward).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
548-4728792	13	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
548-4728792	14	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
548-4728792	15	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4155.2: 4.1.b, 4.1.d	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
561-8422337	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8422337	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8422337	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8422337	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8422337	5	Based on data researched (e.g., aerial imagery, public record, MLS, loan file), the Appraisal Report omits and/or does not analyze an adverse physical condition(s) and/or physical and/or functional deficiency(ies), or the Appraisal Report identifies the inspection of the subject property does not meet the FHA minimum requirements (e.g., the Appraisal Report identifies the attic was not inspected).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-3.C., 3-3.D., 3-4 (all), 3-6, 3-6.A.1. to 2., 3-6.A.4. to 5., 3-6.A.6., 3-6.A.8. to 11., 3-6.A.16. to 17., 3-6.B.1. to 3., 3-6.B.5. to 6., 3-6.C., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-4 to 6, D-13; D-20, D-22 to 28
561-8422337	6	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
561-8422337	7	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8422337	8	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8422337	9	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8422337	10	The Appraisal Report does not provide a three-year sales history of the subject that is consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
561-8479570	1	Based on data researched, the Lender communicated the desire for an additional comparable(s) to meet a target (predetermined) price. The revised Appraisal Report comments that an additional comparable is not available.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6
561-8479570	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A; 4150.2, Appendix D, Issued date 1/06 p.D-82, 83
561-8479570	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2 CHG-1, Eff. date 7/99 2-1, 2-1A, 4-6; 4150.2, Appendix D, Issued date 1/06 p.D-82 to 84
561-8479570	4	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0, 9-1, 9-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-81, 84, 86 to 90
561-8479570	5	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-82 to 84, p.96; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8479570	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8479570	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-84 to
561-8479570	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95; Mortgagee Letter 2005-02 (Dated 1/4/05)
561-8479570	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-95
561-8479570	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-98; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8479570	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-93, 94; Mortgagee Letter 2006-14 (Dated 6/8/06)
561-8523254	1	The lender requested a value appeal that included an increase in the appraised value of \$7,500, or an increase of ~3.4%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value. According to the Loan Journal Notes, the Appraiser responded as follows: "I have reviewed additional sales data from within the market and there are currently no good or better comparables that would support a higher value. As stated in the appraisal report, we have seen a steady market slow-down over the past several months." There is not a revised Appraisal Report in the loan file.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8523254	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8523254	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8523254	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8523254	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8523254	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
561-8523254	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8523254	8	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8523254	9	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8523254	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8533251	1	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8533251	2	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8533251	3	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8533251	4	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8533251	5	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8533251	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
561-8533251	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8533251	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for individual line adjustments that exceed 10% of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
561-8533251	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for total adjustments that exceed 15% net of the sales price of the comparable property(ies).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-31
561-8533251	10	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
561-8533251	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8533251	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8533251	13	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8713851	1	The lender requested a value appeal that included an increase in the appraised value of \$10,000, or an increase of ~3.3%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report identifies no change in the final opinion of value. According to the Loan Journal Notes, the Appraiser responded as follows: "I have revisited the original report and have done another comp search for the subject property. Unfortunately there is no additional comps which would help support an increase in value for the subject property." There is not a revised Appraisal Report in the loan file.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
561-8713851	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8713851	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8713851	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8713851	5	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8713851	6	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8713851	7	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8713851	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not reporting the concession(s) of a comparable in factual terms (e.g., reporting "Typical" versus the actual concession amount of \$5,000).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2005-02 (Dated 1/4/05)
561-8713851	9	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8713851	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
561-8713851	11	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
561-8713851	12	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8713851	13	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8713851	14	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8742199	1	The lender requested a value appeal that included an increase in the appraised value of \$10,000, or an increase of ~2.1%. Based on data researched, there is no indication that the lender presented new, alternate, or misapplied data as reasoning for the request. The relied upon Appraisal Report was altered and the appraised value increased by \$5,000, or a ~1.0% difference. The relied upon Appraisal Report identifies no reason for changing the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G, 3-3.H; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	
561-8742199	2	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8742199	3	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8742199	4	Data researched (e.g., OHFEO – Home Price Index, REALTOR boards, loan file) does not support the market conditions statements and/or conclusions in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8742199	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
561-8742199	6	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8742199	7	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
561-8742199	8	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8742199	9	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
561-8742199	10	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8742199	11	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8742199	12	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8742199	13	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8967997	1	A summary analysis of the Purchase Contract is not reported. There is no explanation why the analysis is not performed.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16
561-8967997	2	The reported Final Value Opinion and Contract Price are not reconciled (e.g., differences, similarities).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33
561-8967997	3	The Appraisal Report stated Contract financing data and sales concessions. The effect on the indicated purchase price is not reconciled in the Appraisal Report.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2005-02 (Dated 1/4/05)
561-8967997	4	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8967997	5	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
561-8967997	6	The Appraisal Report does not identify unique amenities or influences specific to the subject subdivision/development (e.g., gated/security, golf course, parks, pools, airport/hangers, harbors/slips, land leases, age-restrictions), consistent with data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-1.N., ch. 4-2, ch. 9-0; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-15, D-18, D-36 to 37
561-8967997	7	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
561-8967997	8	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
561-8967997	9	The Appraisal Report does not identify and describe the physical improvement characteristics consistent with the data source(s) researched (e.g., Google Street View, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 3-0, 3-1, 3-3 (all), 3-4 (all), 3-6.A.6., 3-6.A.8. to 17., 3-6.B.1. to 3., 3-6.B.5. to 7., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 6, D-13; D-20 to 28
561-8967997	10	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a comparable sale(s) that sold beyond six months.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.2.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
561-8967997	11	The Appraisal Report does not summarize an analysis and/or provide an explanation for the use of a resale (relocation) sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.7.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6 to 7
561-8967997	12	The Appraisal Report does not summarize an analysis and/or provide an explanation for applying a market condition adjustment.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
561-8967997	13	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8967997	14	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31

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561-8967997	15	The Appraisal Report does not identify factual data about a comparable(s) (e.g., physical, legal, economic, external) consistent with the data researched (e.g., MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B., 4-6.B.1., ch. 5-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29
561-8967997	16	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8967997	17	The Sales Comparison Approach identifies the comparable(s) given the most weight. The Appraisal Report does not summarize and/or explain why.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
561-8967997	18	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)
571-0823838	1	The lender requested a value appeal that included an increase in the appraised value of \$12,000, or an increase of ~7.1%. Based on Loan Journal Notes and the final version of the Appraisal Report the lender provided two alternate comparables. The Appraisal Report responds that one of the two comparables was already in the Appraisal Report and the other is not comparable due to being remodeled. The relied upon Appraisal Report identifies no change in the final opinion of value.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06		
571-0823838	2	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
571-0823838	3	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
571-0823838	4	The Appraisal Report does not provide relevant and replicable information in support of the market conditions conclusions.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07)
571-0823838	5	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
571-0823838	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying a market conditions adjustment consistent with statements about the concluded market conditions (e.g., not explaining the lack of a market conditions adjustment when market trends are indicated as increasing).	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.A.8., 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29; Mortgagee Letter 2007-11 (Eff. Date 9/5/07); Mortgagee Letter 2008-09 (Dated 4/1/08)
571-0823838	7	The Appraisal Report does not summarize an analysis and/or provide an explanation for not applying consistent adjustments for differences in physical characteristics, including, but not limited to, condition, bedrooms, bathrooms, GLA, basement area.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-29 to 31
571-0823838	8	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4000.4, REV-1, CHG-2: 3-3.G; Mortgagee Letters 1994-54, 1996-26, 2005-06	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2007-11 (Eff. Date 9/5/07)
571-1030193	1	The Appraisal Report does not provide a complete and accurate neighborhood description based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18
571-1030193	2	The Appraisal Report does not contain a complete and accurate neighborhood description, specifically identifying relevant external factors based on data researched (e.g., aerial maps, MLS, public record, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1, 2-1.A., 2-1.E., 2-2, ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16, D-18

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
571-1030193	3	The Appraisal Report does not provide complete and consistent market conditions conclusions.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-1.D., ch. 4-6.B.; see also 4155.2 (Change Date 5/10/2009) ch. 4.9.d; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-16 to 18, p.29; Mortgagee Letter 2007-11 (Dated 8/5/07); Mortgagee Letter 2009-09 (Dated 3/23/09)
571-1030193	4	The Appraisal Report does not identify physical site characteristics consistent with data sources researched (e.g., aerial imagery, public record, MLS, loan file).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
571-1030193	5	The data researched (e.g., aerial imagery, public record, MLS, loan file) identified site conditions and/or external factors. The Appraisal Report does not analyze the relevant site conditions and/or external factors researched.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 2-0, 2-1, 2-1 E., 2-1.H., 2-2, ch. 3-2, 3-6.A. 1 to 5, 3-6.A.7., 3-6.B.2. to 4., ch. 4-2; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-2 to 4, D-18 to 20
571-1030193	6	The Appraisal Report does not summarize an analysis and/or provide an explanation for not bracketing a relevant attribute of the subject using comparable data.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-6; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
571-1030193	7	The Sales Comparison Approach does not report a complete reconciliation of the strengths and weaknesses of the comparable properties, including the quality and quantity of the market data to understand the conclusions and how the indication of value is derived.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33 to 34; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
571-1030193	8	The Appraisal Report does not provide listing(s) and/or pending(s) data that reflects a market exposure consistent with the market exposure reported in the neighborhood section, or provide an explanation otherwise (e.g., not reporting the market exposure).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)

FHA Case Number	Violation No. on Loan	Violation	Guideline(s)/Rule(s) Violated by Quicken	General Appraisal Rule(s) / Guideline(s) Violated	Specific Appraisal Rule(s) / Guideline(s) Violated
571-1030193	9	The Appraisal Report does not adjust the listing(s) and/or pending(s) data to reflect the list-to-sale price ratio(s) or the contract purchase price(s), or provide an explanation otherwise.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; see also 4155.2, ch. 4.9.c (Change Date 5/10/09); Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
571-1030193	10	The Appraisal Report does not identify what comparable data is given the most weight in the indication of value by the Sales Comparison Approach.	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, CHG-1 (Eff. Date 7/1/99) ch. 4-6.B.3.; 4150.2, Appendix D, (Eff. Date 1/1/06) p.D-33; Mortgagee Letter 2009-09 (Eff. Date 4/1/09)
571-1030193	11	The data researched (e.g., MLS, public record, loan file) identified a prior sale(s) of the subject property. The Appraisal Report does not provide an analysis of the prior sale(s).	HUD Handbook 4155.2: 4.1.b, 4.1.d; Mortgagee Letter 2009-28	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-1, D-7 to 13; See also 4150.2, CHG-1 (Eff. Date 7/1/99) ch. 5-0, 5-1 A., ch. 7-0, 7-1 A., 7-1.B., see also FHA Roster Appraiser Certification	4150.2, Appendix D, (Eff. Date 1/1/06) p.D-32; Mortgagee Letter 2006-14 (Dated 6/8/06)